

## **LAKESIDE COMMUNITY COUNCIL MEETING – February 2013 – open to the public**

DATE: 02/26/2013 TIME: 7:00pm

PLACE: Lakeside Sewer District Meeting Room; 253 Bierney Creek Rd.

NOTICED: County P&Z website Calendar of Events page; posters in Library and Post Office in Lakeside, submitted to DIL Daybook column.

### **AGENDA:**

1. Call to order and Sign-in sheet passed.
2. Public Comment for items not on the agenda
3. Approve Agenda: Approve agenda for 02/26.
4. Approve prior meeting minutes: Approve meeting minutes from 01/29/2013.
5. Review/recommendations on any County applications in the Lakeside planning area (if any are scheduled): none
6. Guest presentations or reports (listed below, if any are scheduled):
  - a. Robert Peccia and Associates: proposal for Lakeside paths/trails study paid for by Safe Routes to Schools. Johanna Bangeman has secured a grant from Safe Routes to Schools to have a survey and plan for paths/trails in Lakeside and put out an RFP, to which Peccia was the sole respondent and will proceed with the study. Reference their response, sent to you in PDF format with January Meeting Agenda. Johanna traveling on this date and unable to attend this meeting, but a representative from Peccia, Ryan Mitchell, will attend to summarize their proposal and answer any questions the Council members may have. Johanna is requesting that one or more members of the Council participate in general meetings seeking input from the community and provide input to Peccia & Associates.
7. Sub-committee reports from any LCC authorized subcommittees (listed below, if any are scheduled):  
No sub-committees currently active.
8. Procedural discussions or items (listed below, if any are scheduled)
  - a. Resignation letter from Craig Koontz & recommendations for his replacement
  - b. Moving the meeting location to the QRU
  - c. 2013 elections
  - d. Johanna Bangeman also requested, regarding the existing dangers to travelers (including school children), on Adams Street, that the Council draft a letter to the Commissioners supporting the County's taking over maintenance of that road for safety reasons. She is requesting presentation of this letter in person to the Commissioners along with as many citizens/residents who are willing to attend the Commissioners meeting.
9. Begin selection and prioritization of Lakeside Plan Implementation Strategies (Workshop discussion)
10. Meeting adjourned

NOTE: Public comment will be accepted on any agenda item when that item is being discussed.

### **MEETING MINUTES:**

Council Members attending: Barb Miller, David Fetveit, Meredith Coopman, Mike Wilson, Gene Shellerud

Council Members not attending: Janet Conroy; vacant seat

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*Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.*

P&Z attendees: BJ Grieve, Tara Fugina

Public: Marti Seminoff, Susan Repa, Ed Repa, David Altic, Marty Wardelle, Jeremy Newell, Johanna Bangeman, Sam Bagley

MINUTES: (note: meeting was video recorded. Copies of the the DVD may be obtained from Flathead County Planning & Zoining)

1. Call to order and Sign-in sheet passed 7:03pm.
2. Public Comment for items not on the agenda: none
3. Approve agenda for ~~01/29~~02/26. Barb moved to move item 8d earlier in agenda – to 6.b – which was requested by Johanna Bangeman. Gene seconded passed unanimously and minutes approved as amended.
4. Approve meeting minutes from 12/18/2012 (no meeting in January 2013): Gene motioned, Barb seconded and passes unanimously to approve 12/18/2012 meeting minutes.
5. Review/recommendations on any County applications in the Lakeside planning area (if any are scheduled): none. BJ noted at this point that the Council By-Laws indicated recommendations could be made to the Planning Board and Board of Adjustment – Specifically, page 2, Article IV, but a general review of the By-Laws should also be done. Suggested verbiage: “...matters that come before the Planning Office, filling vacant seats, and specific issues within the community that require County involvement...”. This item to be added to the March meeting agenda.
6. Guest presentations or reports (listed below, if any are scheduled):
  - a. Robert Peccia and Associates: Ryan Mitchell gave a summary of the work they will do to produce a paths plan for Lakeside within a two mile radius of the elementary school. The resulting product will be a plan document only and it is the community’s responsibility to implement the plan with community involvement, grants or other means. Barb agreed to put an announcement in the Lakeside Somers Voice to inform the community and encourage their involvement.
  - b. Johanna Bangema’s request that council support the county taking responsibility for road maintenance on Adams Street due to the existing dangers to travelers (including school children): After much discussion of the issues on Adams Street (see attached docs). Barb moved, Gene seconded and passed unanimously for Gene to draft a letter from Council to Dept. of Roads/Bridges and to the Commissioners. Letter to be reviewed and approved by Council and signed by David at March meeting 3/26.
7. Sub-committee reports from any LCC authorized subcommittees (listed below, if any are scheduled):  
No sub-committees currently active.
8. Procedural discussions or items (listed below, if any are scheduled)
  - a. Resignation letter from Craig Koontz & recommendations for his replacement. No one has volunteered. Barb will put something in the Voice again. Council members and community members need to search for volunteers.
  - b. Moving the meeting location to the QRU: Gene indicated that not all ADA requirements are met yet. Council agreed to table this matter until the QRU is ready.

- c. 2013 elections: David Fetveit and Gene Shellerud filed for candidacy for the two elected seats opening in May. Only two seats were available and two candidates filed, so there will be no election ballot for these seats in the May election.
9. Begin selection and prioritization of Lakeside Plan Implementation Strategies (Workshop discussion): Barb noted that the two most supported recommendations were to start work on the revised Neighborhood Plan soon and to reactivate the Town Center Development Plan project. She also suggested that:
- a. The Town Center Plan should be a grass-roots community effort of interested individual and business community members.
  - b. The plan revision should be a sub-committee of the Council – meaning, by extension of County to Council to sub-committee, the effort would be subject to all state and county processes & procedures for public participation and information. Barb motioned, Mike seconded and passed unanimously to defer final decision on these items and discussion of any other plan implementation strategies to the next meeting. BJ noted that there was to be a joint meeting with the Planning Board on March 13 and that Council needs to make a request for P&Z to assist with the Plan revision.
10. Barb motioned; Mike seconded and meeting was adjourned.

The following was submitted by community members in the meeting.

----- Forwarded message -----

From: **Susan Repa** <[susanrepa@gmail.com](mailto:susanrepa@gmail.com)>  
Date: Tue, Feb 26, 2013 at 1:45 PM  
Subject: Lakeside Community Council Meeting  
To: David Fetveit <[david@twre.com](mailto:david@twre.com)>

David,

May I have time to speak on the Flathead County Road Maintenance Issue? I am attaching both a comment sheet I would like to read, and a listing of all Flathead County Boards and Members.

Susan Repa

[406-844-6044](tel:406-844-6044)

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#### Flathead County Planning and Zoning

#### Lakeside Community Council

**February 26, 2013**

My name is Susan Repa. I live in Spurwing Estates Sub-Division, developed by Charles Lapp, financed by Mountain West Bank and approved by Flathead County.

I would like to add comments concerning Flathead County's position on not maintaining any roads after its 1983, thirty year policy.

- It appears that most everyone is concentrating on the safety issue argument for the County to maintain Adams Street. Please be aware that the County needs also to address the portion of Grayling Road that connects the already maintained portion of Grayling Road to Adams Street. **But I argue, the County should maintain the entirety of Grayling Road to Bower Road. The entire Grayling Road is a path taken by Lakeside pedestrians as well as vehicular traffic.**
- The County's sole argument that they cannot, will not, address any new roads to maintain is, in my opinion, ludicrous:

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- I have heard, not confirmed, that the County's Road Department does snow plow some roads that are not listed on the County's Official Road Maintenance maps.
- Why would a government not, minimally, do a study in the past thirty years to address the correlation of new roads built during subdivision development and tax revenue brought in by these new developments?
  - Charles Lapp not only paid (well over a hundred thousand dollars) to improve both Adams Street and Grayling Road (partial), he maintained these roads while he was the Declarant of Spurwing Estates Sub-Division.
    - How many other subdivisions have been developed in which the County benefits from new construction, yet does not return any benefits?
    - Interestingly, homeowners in subdivisions like Troutbeck Rise, pay the same County taxes as Spurwing Estates homeowners. The County maintains Troutbeck's internal subdivision roads because it was developed before the thirty year policy was enacted. Troutbeck Rise homeowners can deduct their County taxes (which include County Road Maintenance) for tax purposes. Spurwing Estates Homeowners must pay the same County taxes as Troutbeck Rise, yet Spurwing Roads are not maintained by the County. We must pay Road Maintenance Fees through our Home Owners Association. (which, by the way, are not tax deductible.)
  - It appears to me that the County is more than willing to approve new subdivisions to increase their tax base, but unwilling to give any County benefits (road maintenance, ...) to these new County taxpayers.
- I ask, why do the County Commissioners allow a hired employee (Mr David Prunty), whom has a vested interest in supporting the thirty year policy, to advise them on such matters?
  - Has anyone given thought to do a study on what other Counties/Cities/States have done in the past thirty years for Road Maintenance Policies?
  - Have the County Commissioners thought to do a "County" study as to
    - how many sub-divisions have been created in the past thirty years?
    - How much new revenue have these new subdivisions brought into the County?
    - Which new roads created by these new subdivisions benefit the County versus the subdivision?
- I argue that Adams Street/Grayling Road is a tiny fraction of roads that should be addressed by Flathead County. I wonder if you, Lakeside Community Council, can request Flathead County to send a questionnaire to all it's 17 Planning Boards, 115 members, for their input:
  - How many new Subdivisions have been created in each area?
  - How many roads benefit the Community, versus the Subdivision?
  - How many of the new (newer than thirty years) subdivisions would prefer the County to maintain their roads versus their homeowners association?
    - Referring to the bullet above (*Has anyone given thought to do a study on what other Counties/Cities/States have done in the past thirty years for Road Maintenance Policies?*)

I would like to make a comment on the **Adams/Grayling Road issue**, I find it insulting when I am approached with the idea that “we” should attempt to find locals who could help pay for County Road Maintenance. PRIVATE LANDOWNERS SHOULD NEVER HAVE TO PAY OUT OF POCKET TO MAINTAIN PUBLIC ROADS. Maintenance of Public Roads should be a function of Government and paid for using County Funds. The thirty year Road Maintenance Policy now in existence represents an inequitable use of Taxpayers Funds.

Thank you,

Susan Repa